



The Smithy, 17A, Piercy End,
Kirkbymoorside, York, YO62 6DQ
Price Guide £225,000

Situated within the Kirkbymoorside Conservation area yet only a short walk from town centre amenities can be found this well presented and generously proportioned centrally heated Grade II listed cherished maisonette.

Accommodation briefly comprises:

First floor: Front entrance lobby, sitting room, kitchen/dining area, inner hall, bathroom with separate shower and double bedroom.

Second floor: Bedroom with cathedral style ceiling, attached day room/occasional bedroom 3 (generous eaves storage), en-suite shower room.

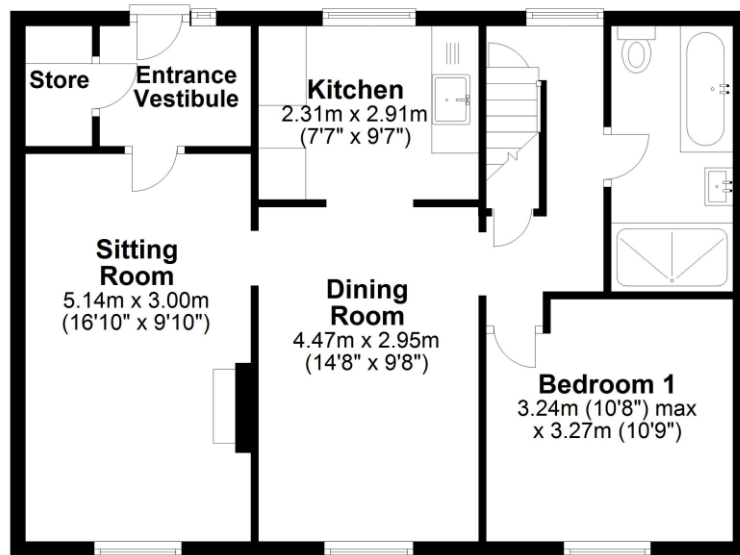
Externally, raised sitting out area/balcony, car standing area and storage beneath external staircase.

Kirkbymoorside has an excellent range of facilities, including shops, doctors, dentist, veterinary surgery and pharmacists, 18 hole golf course and recreational facilities, with good schools nearby including Kirkbymoorside Community Primary School and Ryedale School. The renowned North York Moors National Park and the Great Dalby Forest are only a short drive away. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 64.6 sq. metres (694.9 sq. feet)

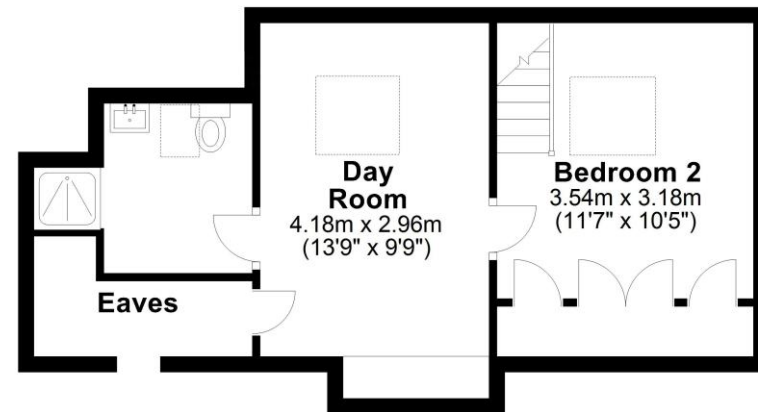


Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

17A Piercy End, Kirkbymoorside

First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



For illustration purposes only





Tenure leasehold: Term 999 years, from 16th December 2005. Ground rent £25 p.a.. The property has the benefit of a shared freehold, shared with the two premises below.

Note: Management company – shared between the three properties – Piercy End Management Company. The management company is responsible for the insurance of the building which the owner contributes to. The owner is responsible for 50% of the external repairs and maintenance of the roof and walls, also 33% for the repair and maintenance of the driveway. A right of way exists to the car standing area and through the archway.

Energy Performance rating: Band E

Property tax: Property tax has currently been deleted as was let out as a holiday cottage, it was formerly Band B, but will require re-assessment

Services: Mains drainage, water, gas and electricity are laid on.

Photography: By Peter Illingworth

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What3words ///grumbling.ample.sapping

Flood Risk: Very Low

Broadband:

Basic 17 Mbps

Superfast 80 Mbps

Ultrafast 1800Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite/Fibre TV Availability: BT and Sky

Viewing:

Strictly by appointment through the Agents
Kirkbymoorside Office, 16 Market Place,
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